



PREPARED FOR THE PLAN COMMISSION

Project Address: 902-908 E Main Street
Application Type: Conditional Use and Conditional Use Alteration
Legistar File ID # [60003](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: Curtis V. Brink, Archipelago Village, LLC; 701 E Washington Avenue, Suite 105; Madison.

Contact Person: Doug Hursh, Potter Lawson, Inc.; 749 University Row, Suite 300; Madison.

Property Owner: Archipelago Village, LLC; PO Box 512; 505 N Carroll Street; Madison.

Requested Actions: Approval of a conditional use in the Traditional Employment (TE) District for a building exceeding 68 feet in height; consideration of a conditional use for a parking reduction of more than 20 automobile spaces and 25 percent or more of the required parking, and; consideration of a major alteration to a conditional use-planned multi-use site containing a hotel, all to allow the construction of a five-story, approximately 92,000 square-foot office building in a planned multi-use site containing a 144-room hotel and an approved 11-story, approximately 252,600 square-foot office building with shared 680-stall parking structure.

Proposal Summary: The applicant is seeking approval to construct a five-story, 92,000 square-foot office building at the northeasterly corner of E Main and S Paterson streets. The proposed building is part of a larger planned multi-use site that occupies most of the block bounded by E Washington Avenue, S Paterson Street, E Main Street, and S Brearly Street and includes the 144-room Hotel Indigo and Palette Restaurant at the E Washington-Paterson corner and an approved 11-story, 252,600 square-foot office building planned for the middle of the E Washington frontage (929 E Washington Avenue). The block will be served by a 680-stall garage approved with the 929 project.

The applicant wishes to begin construction of the five-story office building in September 2020, with completion anticipated in fall 2021. Construction of the eleven-story building is scheduled to commence in summer 2020, with completion scheduled for spring 2022.

Applicable Regulations & Standards Table 28F-1 in Section 28.082(1) of the Zoning Code identifies professional and general offices are permitted uses in the TE district. Section 28.084(3)(c) requires that building exceeding five (5) stories and 68 feet in height in the TE district may be allowed with conditional use approval. Section 28.141(5) states that an automobile parking reduction of more than 20 spaces and 25% or more of the required parking requires conditional use approval. Section 28.183 provides the process and standards for the approval of conditional use permits. The criteria for new development in Urban Design Dist. 8 are found in Section 33.24(15) of the Urban Design Commission ordinance.

Review Required By: Urban Design Commission and Plan Commission.

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards met and **approve** conditional uses to construct a five-story, approximately 92,000 square-foot office building at 902-908 E Main Street, subject to input at the public hearing, the conditions of the Urban Design Commission's approval, and the conditions from reviewing agencies beginning on page 7 of this report.

Background Information

Parcel Location: The overall “Archipelago Village” site is an approximately 4.27-acre parcel generally located at the southeasterly corner of E Washington Avenue and S Paterson Street; Aldermanic District 6 (Rummel); Urban Design District 8; Madison Metropolitan School District. The site does not include the City Employees Credit Union at 949 E Washington Avenue.

Existing Conditions and Land Use: The site is developed with the converted five-story Kleuter Wholesale Grocery Warehouse at the northwesterly corner of the block, which has been redeveloped and expanded as Hotel Indigo, and the one-story Telephone Building at 946 E Main Street. The rest of the site is currently vacant. The entire site is zoned TE (Traditional Employment District).

Surrounding Land Uses and Zoning:

- North: Breese Stevens Field, zoned PR (Parks and Recreation District);
- South: Madison Water Utility storage facility and garage, and Common Wealth Development’s Main Street Industries multi-tenant industrial facility, zoned TE (Traditional Employment District);
- West: One- and two-story multi-tenant commercial building, Madison Moving & Storage, zoned TE;
- East: City Employees Credit Union and multi-tenant commercial buildings along E Washington Avenue, zoned TE.

Adopted Land Use Plans: The 2018 Comprehensive Plan recommends the subject site and the E Washington Avenue frontage for Employment uses.

The East Rail Corridor Plan identifies the site for commercial and industrial uses consistent with the historic use of the property as part of a larger employment corridor that is centered along E Main Street and generally extends from E Washington Avenue to E Wilson Street.

The East Washington Avenue Capitol Gateway Corridor Plan recommends the subject block for employment, with opportunities for commercial along the entire E Washington Avenue frontage. The Plan includes specific recommendations for height, building placement, and design which have been codified in MGO Section 33.24(15) as Urban Design District 8.

Zoning Summary: The site is zoned TE (Traditional Employment District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	186,035 sq. ft.
Lot Width	50'	597'
Front Yard	15' Minimum per UDD 8	11' (Reduction granted by UDC)
Side Yards (Per UDD 8)	0-10' along Paterson, 0' on interior	5'
Rear Yard	None – Through Lot	---
Maximum Lot Coverage	85%	70%

Minimum Building Height	22' measured to building cornice	5 stories/ 77'
Maximum Building Height	5 stories / 68' per zoning; 12 stories along E. Washington Ave.; 8 stories on E Main St. per UDD 8	
Auto Parking	Office: 1 per 400 sq. ft. floor area (232)	0 (Requires reduction)
Bike Parking	Office: 1 per 2,000 sq. ft. floor area (46)	18 (See Zoning conditions)
Loading	2 (10' x 50')	2 (10' x 50')
Building Forms	Flex Building	Will Comply
Other Critical Zoning Items		
Yes:	Urban Design (Urban Design Dist. 8), Barrier Free, Utility Easements, Wellhead Protection (WP 24)	
No:	Floodplain, Landmarks, Waterfront Development, Adjacent to Park	
<i>Prepared by: Jacob Moskowitz, Assistant Zoning Administrator</i>		

Environmental Corridor Status: The property is not located in a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services, including seven-day Metro Transit service along E. Washington Avenue, with stops in the Paterson Street intersection (Stop ID 1565).

Previous Related Requests

On September 18, 2017, the Plan Commission approved a demolition permit and conditional use to demolish three commercial buildings and an existing building addition to construct a new five-story addition to the historic five-story Kleuter Wholesale Grocery Warehouse at 901 E Washington Avenue into a 144-room “Hotel Indigo,” on land addressed as 901-939 E Washington Avenue and 910 E Main Street.

On August 20, 2018, the Plan Commission did not find the standards met and placed on file without prejudice a demolition permit for 924 E. Main Street and an alteration to an approved conditional use for a hotel at 901 E. Washington Avenue, which would have created a revised parking layout following demolition of the commercial building along E. Main Street.

On March 25, 2019 meeting, the Plan Commission approved an alteration to an approved conditional use for the approved hotel at 901 E Washington Avenue to provide an amended parking plan with tandem surface parking for approximately 75 autos. The Plan Commission recommended to the Transportation Commission and Common Council that a related request by the applicant to lease 50 stalls from 6:00 PM to 7:00 AM seven nights a week in the City’s nearby South Livingston Street Ramp for use by the hotel be placed on file.

On May 6, 2019 meeting, the Plan Commission approved the demolition permit and conditional use to demolish commercial buildings at 945 E Washington Avenue and 924 E Main Street to construct an eleven-story, approximately 252,600 square-foot office building and 626-stall parking garage along the E Washington frontage, including the removal, salvage, and storage of the building at 924 E Main Street for use in a future project on-site. Final staff approval of the plans for the eleven-story building and slightly enlarged parking structure with 680 stalls is pending.

Project Description

The applicant, Archipelago Village, LLC, is requesting approval to construct a five-story, approximately 92,000 square-foot office building at the southwesterly corner of the 4.27-acre “Archipelago Village” development. The multi-building, multi-use site occupies most of the block bounded by E Washington Avenue, S Paterson Street, E Main Street, and S Brearly Street and includes the 144-room Hotel Indigo and Palette Restaurant at the E Washington-Paterson corner and an approved 11-story, approximately 252,600 square-foot office building planned for the middle of the E Washington frontage (929 E Washington Avenue). The block will be served by a 680-stall garage approved with the 929 project. Sheet C100 of the plan set shows the relationship between the existing hotel, approved eleven-story building, parking structure, and the proposed five-story building.

The proposed office building will occupy the portion of the block currently used as surface parking for the hotel, which includes the slab and foundation of the former one-story building previously located at 910 E Main Street. The new building will extend 177 feet parallel to E Main Street and 111 feet parallel to S Paterson Street, with the entrance located at the southeasterly corner of the building adjacent to the existing site driveway from E Main Street. An 11-foot setback is proposed from E Main Street, while a five-foot setback is proposed from S Paterson.

The building will be a modern brick industrial loft-style structure clad with a combination of brick, dark metal panels, and prominent aluminum windows. Plans for the five-story office building call for a common lobby, building amenities, and service functions on the first floor, as well as approximately 7,100 square feet of leasable space. Floors 2-5 will include customizable office floorplans organized around a central access and service core. Floor 5 will be stepped back along the south and west facades to create outdoor space for tenants. The building will be connected to the central 680-stall parking structure at the third floor, with a skywalk over the north-south private drive that serves the larger development. Loading and trash service for the office building is proposed to occur along the private drive along the east side of the structure.

No additional parking is proposed with the five-story building. Instead, the proposed building, previously approved eleven-story building, and hotel will share the 680-stall garage to be located mid-block and constructed with the eleven-story building.

Analysis

Professional and general office uses are permitted in the TE zoning district. However, any building taller than five (5) stories and 68 feet in height in TE zoning requires conditional use approval, in part to assess any impacts that may be created by a taller development (traffic, parking and circulation; aesthetics; etc.). The project also requires Plan Commission approval of a conditional use for a parking reduction. Finally, the proposal requires Plan Commission approval of an alteration to the approved planned multi-use site.

The Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met. That section states: “The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the [standards for approval in Section 28.183(6) are met].”

When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall also consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.

Staff believes that the conditional use request to construct the five-story office building in excess of the 68-foot height limit in the TE zoning district can meet the standards for approval. The uses, values and enjoyment and normal and orderly development of surrounding properties should not be substantially impaired or diminished in any foreseeable manner by the establishment of the building, which is nine feet taller than the permitted height in the TE zoning district. The Planning Division believes that the five-story building proposed is consistent with the recommendations for the south side of E. Washington Avenue in various adopted plans:

- The 2018 Comprehensive Plan recommends the subject site and E Washington Avenue frontage for Employment uses. Employment areas include predominantly corporate and business offices, research facilities, laboratories, hospitals, medical clinics, and other similar uses. They generally do not include retail and consumer service uses for the wider community, but may include limited retail and service establishments that primarily serve employees and users of the area.
- The 2008 East Washington Avenue Capitol Gateway Corridor Plan recommends the subject block for employment, with opportunities for commercial along the entire E Washington Avenue frontage. The corridor plan makes specific recommendations for height, building placement, and design for the corridor, which have been codified in MGO 33.24(15) for Urban Design District 8. The corridor plan “permits a mix of integrated uses within areas designated as employment to support the needs of employees and employers (such as small-scale retail, personal and business services, and, possibly, limited residential or live-work spaces) but discourages free-standing commercial and residential development.” The corridor plan also identifies the Wisconsin Telephone Building and Kleuter Wholesale Grocery Warehouse (now part of Hotel Indigo) as eligible for local landmark designation. The plan and UDD 8 generally allow up to a twelve-story building along E. Washington Avenue and eight-story building along E. Main Street.

The Urban Design Commission found that the project is consistent with the standards and guidelines in Urban Design Dist. 8 and granted **final approval** of the office building at its May 27, 2020 meeting. In granting final approval to the project, the Commission noted that the fifth floor projection is nice and contributes to the building and architecture. It doesn't violate the intent of the Zoning Code or appear like it would ever been enclosed and changed. Ald. Rummel also noted her concern for covering up the Telephone Building and hopes they don't do that.

- Lastly, the 2004 East Rail Corridor Plan recommends that the south side of E Washington Avenue primarily be developed with office or industrial employment uses as part of a larger employment corridor centered on E Main Street and generally extending from E Washington to E Wilson Street, which includes a limited amount of small-scale retail and service uses to serve the planned employment corridor.

As noted above, parking for the proposed five-story, 92,000 square-foot building will be provided in the 680-stall garage to be constructed in the middle of the Archipelago Village development with the eleven-story building proposed at 929 E Washington Avenue, which is scheduled to commence construction this summer and be completed in spring 2022. The letter of intent indicates that a portion of the parking structure will be completed to serve the five-story building when the building opens in fall 2021.

In all, 344,577 square feet of space are planned for the proposed five-story building and approved eleven-story building at 929 E Washington Avenue. The Zoning Code requires one automobile parking stall per 400 square feet of floor area for office, general retail, and service business uses, which results in a minimum parking requirement of 862 stalls for the two buildings. The Plan Commission previously set the parking for Hotel Indigo at 75 automobile stalls with its March 2019 actions, which results in a minimum required parking calculation of 937 stalls to serve the three buildings. [Additional parking may be required for any food and beverage uses that may occupy the ground floor of the 929 building.] The 680-stall parking structure proposed for the block leaves a 257-stall deficit between zoning-required parking and provided parking.

To address the parking demand for the project and to potentially satisfy conditional use standards 5 and 6 related to transportation impacts, the applicant has submitted a Transportation Demand Management Plan (TDMP) for the project, which was first developed in response to a condition of approval for the eleven-story building approved in May 2019. The proposed TDMP document is attached to the Plan Commission materials for the 902-908 E Main Street project. Note that the document, dated September 2019, contains the proposed management strategies for the project, but that some of the project data is not current. The Traffic Engineering Division has submitted the following condition for the project, which is also enumerated in the 'Recommendation' section of this report:

"The applicant shall continue to work with the Traffic Engineering Division on finalizing their Traffic Demand Management Plan (TDMP), which is intended to be a continuing conversation between this development and the City with the mutually beneficial goal of reaching a reduction in single occupant vehicle trips. A critical component to understanding which TDMP measure(s) are not only successful but economically sustainable is the collection of data on those measures. As such, the applicant shall perform an engineering study and mode share survey, on an annual basis, for a minimum of five years (after which the frequency may be reduced by Traffic Engineering to a frequency of no less than every four years); approval of methodology to be approved by the City Traffic Engineer.

Final approval of the TDMP by the City Traffic Engineer would be required prior to the issuance of permits for the office building.

Staff believes that the Plan Commission may also find the conditional use standards met for the proposed parking reduction required for this phase of the Archipelago Village development. While the parking proposed for the hotel and two office buildings represents only approximately 72% of the parking required by the Zoning Code for this development, staff feels that the strategies in the TDMP should adequately off-set the proposed parking condition, particularly if are implemented to the fullest extent. Staff notes that the site's access to transit, proximity to the Capital City Trail, and location in a high-density area of the City should afford the opportunity for some future tenants and guests of the development to walk or bike in lieu of driving to the site and parking. Staff cautions, however, that any additional development on the block by the applicant may be limited if the traffic and parking demands created by the first three phases exceed the capacity of the transportation network and on-site parking.

Conclusion

In general, the Planning Division believes that the proposed office building and parking can meet the standards for conditional use approval. The proposed building is well designed, and the project substantially complies with the recommendations for the subject site in the East Rail Corridor Plan, East Washington Avenue Capitol Gateway

Corridor Plan, and Comprehensive Plan, specifically the creation of new high-density office space in fulfillment of plan recommendations for the corridor over the last fifteen years. Approval of the conditional uses for the project is recommended subject to final approval of the Transportation Demand Management Plan for Archipelago Village prior to construction and its implementation. The success of the first three phases of the development and the potential for any additional development on the rest of the 4.27-acre site hinge on the implementation of the strategies in the TDMP to offset the amount of parking being provided.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** conditional uses to construct a five-story, approximately 92,000 square-foot office building at 902-908 E Main Street, subject to input at the public hearing, the conditions of the Urban Design Commission's approval, and the conditions from reviewing agencies that follow.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

1. The applicant shall receive final approval of the Transportation Demand Management Plan by the City Traffic Engineer and Director of the Planning Division prior to approval of final plans and issuance of building permits. The final TDMP shall include an updated inventory of uses and building data for the first three phases of the project.
2. Note: Approval of the revised hotel parking plan for 901 E. Washington Avenue and office and parking building at 929 E. Washington Avenue shall not constitute approval of nor support for any additional construction on the block as conceptually shown in some of the exhibits and referenced in the letter of intent with the current application materials. Approval of any additional development on the subject block shall require future approvals by the Urban Design Commission and Plan Commission.

Urban Design Commission

The Urban Design Commission granted **final approval** of the project on May 27, 2020. In granting final approval, the Commission noted that the fifth floor projection is nice and contributes to the building and architecture. It doesn't violate the intent of the Zoning Code or appear like it would ever be enclosed and changed. Ald. Rummel also noted her concern for covering up the Telephone Building and hopes they don't do that.

The following conditions have been submitted by reviewing agencies:

City Engineering Division (Contact Brenda Stanley, 261-9127)

3. The applicant shall provide projected wastewater calculations for the proposed development. The City sanitary sewer on S Paterson Street is undersized. The applicant may need to replace the sewer in the 100-block of S Paterson Street in order to connect the new building to it (current plan shows connecting to E Main Street), with a developer agreement.
4. The applicant shall enter into a City/ Developer agreement for the improvements required for this development. The applicant shall contact City Engineering to schedule the development of the plans and the

agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Note: Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.

5. Construct sidewalk to a plan approved by the City Engineer.
6. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
7. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development.
8. An Erosion Control Permit is required for this project.
9. A Storm Water Management Report and Storm Water Management Permit is required for this project.
10. A Storm Water Maintenance Agreement (SWMA) is required for this project.
11. This site appears to disturb less than one (1) acre of land. No submittal to the Wisconsin Department of Natural Resources (WDNR), Capital Area Regional Planning Commission (CARPC) or the Wisconsin Department of Safety and Professional Services (DSPS) is required, as the City of Madison Building Inspection Division is an approved agent for DSPS.
12. Provide the City Engineer with a survey indicating the grade of the existing sidewalk and street and hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. Building entrance grades must be approved by the City Engineer prior to signing off on this development.
13. The area adjacent to this development is subject to backwater flooding from Lake Monona. Minimum entrance elevations for ramps to underground parking and to entrances shall be set at elevation 852.00. Structure exposed below this elevation shall be constructed of water resistant materials such as concrete or brick.
14. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11- by 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
15. The applicant shall demonstrate compliance with Sections 37.07 and 37.08 of Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
16. This project appears to require construction dewatering. A dewatering plan shall be submitted to City Engineering as part of the Erosion Control Permit application and plan. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.

17. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify the City Engineering Division at 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
18. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
19. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website. The Storm Water Management Plan and Report shall include compliance with the following:
 - Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
 - Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering.
 - Rate Control: This site shall reduce the peak discharge from the 10-year event by 15% compared to existing conditions and shall reduce peak volume discharged during the 10-year event by 5% compared to existing conditions.
 - TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.
20. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
21. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or tstroester@cityofmadison.com (West).
22. This proposed condominium unit is dependent on other units within the condominium for stormwater management. Common stormwater management shall be addressed in the required condominium amendment and shall be recorded prior to site plan sign-off.

City Engineering Division – Mapping Section (Contact Jeff Quamme, 266-4097)

23. An Amendment to Archipelago Village Condominium Declaration and plat shall be recorded and the tax parcel information created by the City Assessor's Office prior to final sign-off. The amendment shall address the change in unit boundaries and all easements (common elements) necessary between the units for utilities, storm sewer and stormwater surface drainage, access between and through units, and any other common or reciprocal uses between the units. Also, address shared parking, pedestrian skywalk and fire lanes.
24. Remove the Outlot designation on the Credit Union parcel; it is not an outlot by legal property definition.
25. Clearly show and denote the unit boundaries of the condominium units to be re-defined with the required condominium amendment.
26. Submit a Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floorplan for each floor on a separate sheet for the development of a complete interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the application submittal for the final Site Plan Approval with Zoning. The approved Addressing Plan shall be included in the final application. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

Traffic Engineering Division (Contact Sean Malloy, 266-5987)

27. Note: The applicant has submitted the requested Traffic Impact Analysis study; the study has been reviewed and accepted by Traffic Engineering.
28. The applicant shall continue to work with the Traffic Engineering Division on finalizing their Traffic Demand Management Plan (TDMP), which is intended to be a continuing conversation between this development and the City with the mutually beneficial goal of reaching a reduction in single occupant vehicle trips. A critical component to understanding which TDMP measure(s) are not only successful but economically sustainable is the collection of data on those measures. As such, the applicant shall perform an engineering study and mode share survey, on an annual basis, for a minimum of five years (after which the frequency may be reduced by Traffic Engineering to a frequency of no less than every four years); approval of methodology to be approved by the City Traffic Engineer. The TDMP shall be approved prior to signoff.
29. The applicant shall be financially responsible for the installation of pedestrian level lighting on the E Main Street and S Paterson Street frontages of their property.
30. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

31. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City-owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
32. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
33. All parking facility design shall conform to the standards in MGO Section 10.08(6).
34. All bicycle parking adjacent pedestrian walkways shall have a two-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
35. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
36. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet–25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
37. The applicant shall provide a clearly defined five-foot walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
38. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Austin Scheib, (266-4766) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
39. "Stop" signs shall be installed at a height of seven (7) feet at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
40. Dimensions of the driveways shall be noted on the plan including the width of driveway and width of driveway flares or curb cut.
41. The applicant shall install, or provide an executed copy of a cross-access agreement, a physical barrier of substantial material and construction to prevent vehicular movements onto and off of adjacent sites.

Zoning Administrator (Contact Jacob Moskowitz, 266-4560)

42. Bicycle parking for the project shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of 46 short-term bicycle parking stalls located in a convenient and visible area on a paved or impervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within 100 feet of a principal entrance. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5)-foot wide access area. The access aisle must not be obstructed by vehicles, columns or other structures. Provide a detail of the proposed bike racks.
43. Note: Depending on future use, the additional tenant spaces may require conditional use approval.
44. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of MGO and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Fire Department (Contact Bill Sullivan, 261-9658)

45. Provide a thorough fire access plan that clearly defines all fire access lanes on the site and the desire to use any public streets. Include the width of the fire access lanes and where the design team is proposing aerial access lanes.
46. Provide potential corridor locations that would connect the exit stairs that would allow multi-tenant occupancy of floors. The design team shall address this possibility now in order to avoid the issues created at WHEDA's W Washington address.
47. Ensure photovoltaic panel locations and required access comply with the International Fire Code.

Water Utility (Contact Adam Wiederhoeft, 261-9121)

48. This property is in a Wellhead Protection District–Zone (WP-24). The owner/applicant shall provide the Madison Water Utility with confirmation that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative. Contact Adam Wiederhoeft at awiederhoeft@madisonwater.org for additional information, including a summary of the submittal requirements.
49. Private wells may have served the parcels associated with this project prior to municipal water service connections. The existing properties will require an internal and external survey for potential un-abandoned private wells prior to proceeding with demolition. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR-812 and MGO Section 13.21 prior to the demolition of the property. Please contact water utility staff at (608) 266- 4654 to schedule an on-site private well survey prior to demolition, otherwise for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs.
50. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days' notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors

website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size and obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at 266-4646.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency has reviewed the project and did not submit any conditional of approval.

Parks Division (Contact Ann Freiwald, 243-2848)

This agency has reviewed the project and did not submit any conditional of approval.

Forestry Section (Contact Brad Hofmann, 266-4816)

51. An existing inventory of street trees located within the right of way shall be included on the landscape, site, demo, and utility plans. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
52. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within whose district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the plan set.
53. As defined by the Section 107.13 of the *City of Madison Standard Specifications for Public Works Construction*: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the contractor shall contact City Forestry (266-4816) prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm> Add as a note on the plan set.
54. The contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. The contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or belowground) shall be reported immediately to City Forestry at 266-4816. Penalties and remediation shall be required. Add as a note on the plan set.
55. Section 107.13(g) of the *City of Madison Standard Specifications for Public Works Construction* addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on the plan set.

56. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on the plan set.
57. Street tree pruning shall be coordinated with Madison Forestry at a minimum of two weeks prior to the start of construction for this project. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on the plan set.
58. Additional street trees are needed for this project. Tree planting specifications can be found in Section 209 of the *City of Madison Standard Specifications for Public Works Construction*. All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan (in PDF format) shall be submitted City Forestry for approval of planting locations and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note to plan: "At least one week prior to street tree planting, the contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper."